

22 Bank Street, Kangaroo Flat, Vic 3555



Sold House

Wednesday, 28 February 2024

22 Bank Street, Kangaroo Flat, Vic 3555

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 634 m2

Type: House



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\$558,000

This property presents a unique opportunity for buyers looking for a dual income or dual living arrangement. The main residence offers a spacious three-bedroom home with a light-filled lounge featuring timber flooring and large windows that provide a beautiful view of the street. The outdoor balcony area is perfect for enjoying the scenery and relaxing. On the same level as the lounge, you'll find the well-equipped kitchen, dining area and laundry. Upstairs, there are three generously sized bedrooms, each with built-in robes, as well as a bathroom. In addition to the main residence, the property includes a separate one-bedroom unit with its own individually metered utilities. This unit has a bedroom with an adjoining ensuite, complete with a shower and basin. The living space features an all-electric kitchen, and there is a separate laundry for additional storage. The unit also offers a compact courtyard, measuring 6m x 5m, which includes a garden shed and an undercover area for a clothesline. This private space is an ideal spot for residents to enjoy some fresh air and cultivate a small garden. From an investment perspective, this property has great potential. The rental income for both the main residence and the unit is appraised at \$430 and \$260 per week respectively so combined value is \$690 per week, offering a solid return of over 6.5%. Conveniently located within walking distance to the High Street shops, Homemaker Centre and train station in Kangaroo Flat, as well as being less than a kilometre away from Lansell Square Shopping Centre and Bunnings, this property is in a highly desirable location. Whether you're looking for a dual income opportunity, a separate living space for extended family or an investment with promising returns, 22 & 22A Bank Street is a rare find.